

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA - Change of land use from Industrial use to Central Commercial use in D.No.495/A, B of Guntur, Guntur Mandal & District to an extent of 15984.37 Sq.Mtrs – Draft Variation Notification Issued – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT
G.O.MS.No. 195

Dated:19.09.2014

Read the following:-

1. From V.C., VGTMUDA, Divisional Office, Guntur, Lr.Rc.No.E2-372/11,Dt.03.11.2012 & 29.12.2013.
2. From Commissioner of Industries, Lr.No.29/1/2012/20327, Dt.20.07.2013.
3. Govt Letter.No.26762/I2/2013-2, Dated:25.10.2013.
4. Govt. Memo No.11411/I2/2012, Dated.30.06.2012.
5. Govt Memo No. 26762/I2/2012 Dated: 26.02.2014,
6. From V.C., VGTMUDA, Lr.Rc.No.E2- 372/11,Dt.05.07.2014.

ORDER:

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.113, Part-I, dated.05.03.2014. No objections and suggestions have been received from the public within the stipulated period. In the reference 6th read above, the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has reported that, a paper notification has been published on 21.05.2014 in two Daily News Papers of the New Indian Express (English) & Eenadu (Telugu) calling objections/ suggestions and no objections have been received within the stipulated period. The applicant has paid an amount of Rs.13,98,100/- (Thirteen lakhs Ninty Eight Thousand One hundred only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D.SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, AP, Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.
The District Collector, Guntur.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 113, Part-I, dated.05.03.2014 as required by sub-section (3) of the said section.

VARIATION

The site under reference measuring to an extent of 15984.37 Sq.Mtrs is falling in D.No.495/A, B of Guntur, Guntur Mandal & District. The boundaries of which are given in the schedule below and which was earmarked for Industrial Use in the Zonal Development Plan of Guntur approved by the Government vide G.O.Ms.No. 688 MA dt.30.12.2006, is now designated for Central Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 19/2012/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant should obtain building building permission from the competent authority duly paying required fee and charges and also handover the road affected portion if any at free of cost to the local authority.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

NORTH: Site falling in D.No. 495/A(P) of Guntur, Guntur Mandal & District.

SOUTH: Site falling in D.No. 494 of Guntur, Guntur Mandal & District.

EAST: Site falling in D.No. 496 of Guntur, Guntur Mandal & District.

WEST: Site falling in existing 120'-0" wide road falling in D.No.402 of Guntur, Guntur Mandal & District.

Dr. D.SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER